048.0	0005	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,203,900 / 1,203,900
					USE VALUE:	1,203,900 / 1,203,900
					ASSESSED:	1,203,900 / 1,203,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOLDATELLI IRMA M/TRUSTEE
Owner 2:	38 MYSTIC LAKE DRIVE REALTY TR
Owner 3:	
Street 1:	230 LOWELL ST
Street 2:	
Twn/City:	ANDOVER
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01810 Type:

PREVIOUS OWNER

Owner 1:	DELEGAS EVELYN -
Owner 2:	SOLDATELLI EVANDRO TRUSTEES -
Street 1:	38 MYSTIC LAKE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Stucco Exterior and 3822 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5040.000	742,200	4,700	457,000	1,203,900
Total Card	0.116	742,200	4,700	457,000	1,203,900
Total Parcel	0.116	742,200	4,700	457,000	1,203,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.01 | /Parcel: 315.01

Legal Description

User Acct 34368

GIS Ref

GIS Ref

Insp Date 11/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 048.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	742,200	4700	5,040.	457,000	1,203,900		Year end	12/23/2021
2021	104	FV	710,100	4700	5,040.	457,000	1,171,800		Year End Roll	12/10/2020
2020	104	FV	710,000	4700	5,040.	457,000	1,171,700	1,171,700	Year End Roll	12/18/2019
2019	104	FV	531,800	4700	5,040.	485,500	1,022,000	1,022,000	Year End Roll	1/3/2019
2018	104	FV	531,800	4700	5,040.	354,100	890,600	890,600	Year End Roll	12/20/2017
2017	104	FV	500,700	4700	5,040.	308,400	813,800	813,800	Year End Roll	1/3/2017
2016	104	FV	500,700	4700	5,040.	262,800	768,200	768,200	Year End	1/4/2016
2015	104	FV	449,600	4700	5,040.	257,000	711,300	711,300	Year End Roll	12/11/2014

!4096!

PRINT

Date	Time
12/30/21	00:02:29

LAST REV

Date	Time
04/29/20	10:10:52
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4096

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELEGAS EVELYN,	69175-339		4/24/2017	Convenience	1	No	No		Olavo Soldatelli dod 3/17/2019
SOLDATELLI OLAV	28702-471		6/15/1998	Family	99	No	No		F

USER DEFINED

Prior Id # 1:	34368
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2012	543	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2020	Mail Update	JO	Jenny O
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/17/2009	Meas/Inspect	345	PATRIOT
3/22/2000	Inspected	264	PATRIOT
3/7/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5040		Sq. Ft.	Site		0	80.	1.13	1									456,959						457,000	

Total AC/HA:	0.11570	Total SF/SM:	5040	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,959	Spl Credit		Total:	457,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05540538
Const Adj.:	1.01989806
Adj $ / SQ:	193.753
Other Features:	179840
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	911772
Depreciation:	169590
Depreciated Total:	742182

COMMENTS

OWNER HAS INLAW APT FOR FAMILY USE ONLY, VIEW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

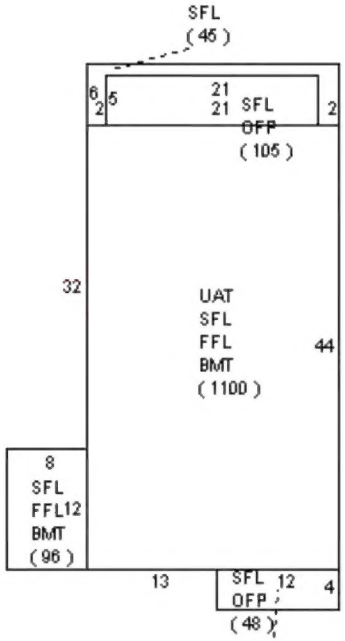
No Unit	RMS	BRS	FL
1	9	4	M
1	6	2	1
Totals			
2	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	213.13
Special Features:	0	Val/Su Net:	176.13
Final Total:	742200	Val/Su SzAd	286.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,394	193.750	270,092
BMT	Basement	1,196	88.350	105,668
FFL	First Floor	1,196	193.750	231,729
UAT	Upper Attic	275	135.630	37,297
OFP	Open Porch	153	27.830	4,258

Net Sketched Area:	4,214			Total:	649,044
Size Ad	2590	Gross Area	5039	FinArea	3822

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1928	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700